

Timber Home Living

A large, cozy living room with a stone fireplace, wooden beams, and large windows overlooking a lake. The room features a high ceiling with exposed wooden beams and a stone fireplace with a fire burning. There are leather sofas, a coffee table, and a bookshelf. Large windows provide a view of a lake and mountains.

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photographer KARL NEUMANN

A fireplace anchors one end of this Montana home’s great room. Wrap-around windows perfectly frame the picturesque views of Georgetown Lake.

Visit timberhomeliving.com to view hundreds of floor plans.





Your Style Reflected



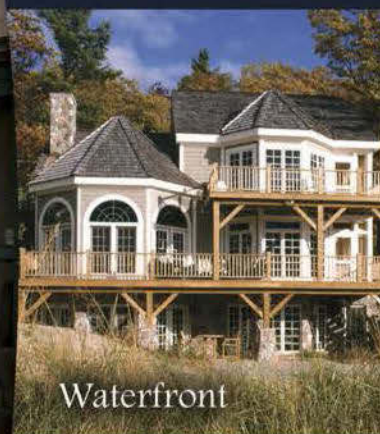
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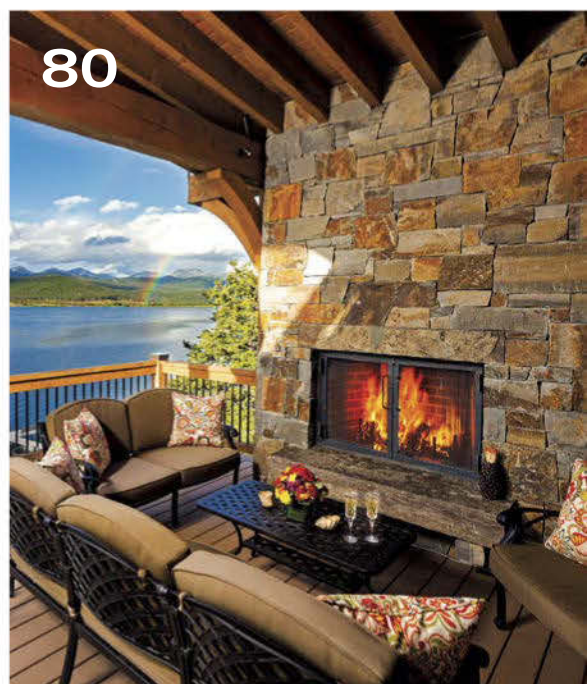
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50 FLOOR PLAN DECISIONS YOU WON'T REGRET

Designing the perfect floor plan is the single most important step in creating a timber home that feels just right for you and your lifestyle. And for the entire month of September, we'll focus on everything you need to do just that. Simply "Like" us on Facebook, or follow us on Twitter, Pinterest or Instagram to be part of Floor Plan Month, where we'll feature home-design tips, inspirational home tours and featured floor plans from the timber-home industry — all delivered directly to your newsfeed!

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Long-Term Love

WITH HOMES, AS WITH ALL THINGS IN LIFE, IT'S EASY TO GET CAUGHT UP IN THE MOMENT. You step inside a model home and you're instantly swept away. Or perhaps you're flipping through a magazine like this one and come across a photo and, just like that, you have to have it.

And there's something to be said for that instant attraction; the feeling of love at first sight. While you should trust your gut, you should also think long and hard about a floor plan that simply reflects how you feel at this very moment. Custom homes, like relationships, need to fit your life now *and* down the road.

Take my story for example. When my husband and I bought our current home, the layout is what instantly caught my attention. It boasted lots of private space in the form of small, cozy rooms separated by individual flights of stairs — six flights of stairs to be exact. Then the chaos ensued: An 80-pound Labradoodle and three kids, the youngest of which finds it equally exhilarating and hilarious to launch himself down those charming stairs I fell in love with all those years ago.

Bottom line: We didn't think ahead, which means we're now in the process of designing a new home with a wide-open floor plan and (you guessed it) no stairs in sight. The good news is that you won't need to start from scratch. In fact, with a little planning and forethought, you can create something perfect right now.

That's why you'll love this special floor plans issue, which brims with great advice about designing a space that works no matter your wants, needs or stage of life. Check out **"Their Plan, Your Way"** (page 45), a smart story that shows how three timber home companies have modified their most popular plans to accommodate the needs of their clients. The result: timber home designs that are truly unique to each and every homeowner, without the time — and money — spent on a custom floor plan.



In **Build It** (page 12), we cover one of the hottest (and smartest) trends in home building: green design. Indeed, building a timber home is an inherently efficient choice, but a little extra forethought during the planning stage can save you a ton of money without breaking the bank.

With so many resources at your fingertips, this truly is the age of smart home planning. Take those tools and pair it with that undeniable instinct we all have when it comes to important life decisions, and you can't go wrong planning a home that will feel right now and in the future. Happy planning!

Sara

SARA BROWN, Editor

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BUILDING AN EFFICIENT HOME that eats up fewer natural resources and pads your pocketbook is great, but how do you make that happen? And how do you keep it from costing you dearly?

First, address size. Designing, building and living green isn't difficult or expensive, but it does take planning, starting with the size of your new home. That decision, says architect Peter Pfeiffer of Texas-based Barley & Pfeiffer Architects, has the greatest environmental impact. "Green is about consumerism," Pfeiffer says. "Be cognizant of both the amount of resources you consume during construction, as well as the energy you use when you overbuild."

Alex Wilson, author of *Your Green Home*, agrees. "One of my top suggestions for anyone thinking about build-

ing a new home is to carefully consider your space requirements; always build a smaller house than you think you need."

Beyond mere size, there are many ways to design a smart home. Here are a few ideas to get you on the green path:

1. SITING

To take advantage of passive cooling/heating, site your home on your property so that its longer sides face south or north. This will help you take advantage of passive cooling/heating and decrease your reliance on supplemental energy sources. To reduce afternoon sun exposure, minimize west-facing windows and maximize those that look to the south. Shade east-, south- and west-facing windows in the summer with overhangs properly sized by using a sun angle calculator.

2. WEATHER

Use the direction of prevailing local wind patterns (check local airports' websites for information) to determine where to position windows for maximum cooling. For two-story homes, place interior staircases opposite the breeze — i.e., on the northwest side if breezes blow from the southeast — to create a thermal siphoning tower that draws heat out. "Because heat rises to the highest point, it creates a draft effect, like a chimney," Pfeiffer notes.

Also, reduce your exposure to the elements. Build your home just over the crest of a hill rather than on its peak. This will both reduce the visual mark on the natural landscape and reduce energy use by minimizing your home's exposure to the elements. Use trees and shrubs as natural buffers to add further protection.

3. GARAGE PLACEMENT

Pfeiffer suggests detaching your garage from your home if you can. An attached garage can be unhealthy, because gas fumes from cars, ATVs and lawn mowers can penetrate the walls. Also, minimize infiltration of outside air from basements or attics by sealing air ducts and reducing the use of recessed (or canister) lighting. Doing so will make your home more energy efficient, comfortable and healthy. ■



Robin Stubbart photo



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Best Western

These chic home finds are redefining rustic.

1. On the Ranch (Bison/Buffalo) Metal Wall Sculpture from Dolan Geiman. \$1,500. (dolangeiman.com) **2. Gramercy Chandelier** from Currey & Company. Call for pricing. (curreycodealers.com) **3. Corbel Arched Entry Set** from Rocky Mountain Hardware. From \$360. (rockymountainhardware.com) **4. Cowden Bell Leather Tiles** from Ann Sacks. From \$59/square foot. (annsacks.com) **5. Tequila Barrel Bench** from Wild Wings Collection. \$795. (wildwings.com) **6. Kilim Rugs** from Shades of Light. From \$75. (shadesoflight.com)



For more of our favorite home finds,
log on to **timberhomeliving.com**.

6



tip

Seal the Deal

ADDITIONAL INSULATION can be a great energy saver, but more significant cost savings can come simply from properly sealing all your windows and doors against air leaks.

MATERIALS: Razor blade or utility knife / Putty knife / Backer rod / High-quality polyurethane sealant / Caulk gun

1 “An easy way to see if your windows need additional weatherstripping is to pass a moist hand around the edge of your doors and windows,” notes Lowe’s spokesperson Abby Buford. “Anywhere you feel a draft you’re losing energy.” Cold, windy days will provide the best indicators. Also, look for decay, cracks or stains in the sealant lines, says Pella installation engineer Tim Heitkamp.

2 Cut away the sealant with the razor blade and scrape it out with the putty knife along the exterior or trim, Heitkamp instructs, making sure not to cut into the exterior’s covering, window or trim itself. Remove any backer rod or foam present in the gap as well.

3 Thoroughly clean the surface where the seal will be applied. Buford recommends vacuuming out the dust, then cleaning the area with an all-purpose cleaner that won’t leave residue. Also, Heitkamp adds, do a quick check for moisture content. If water has gotten in, it may be a more extensive project, possibly involving reinstallation of the fixture.

4 Insert a new backer rod into the space, which will not only decrease the amount of sealant needed, but also give the sealant a better shape. Then gun out the sealant in 3/8-inch-wide strips. Tip: Before applying sealant, outline the sealant area with masking tape to create a more professional-looking sealant line. If you’re an old pro, though, all it may take is a quick sweep with your finger to clean up the line.

5 Don’t wait until it’s already winter to seal it. Apply sealants before temperatures drop below freezing, Buford suggests: “It will allow for easier preparation and better adhesion of the weatherstrip.”

Although it can be done yourself, if you don’t feel comfortable tackling this project, call a local serviceman or company dealer.



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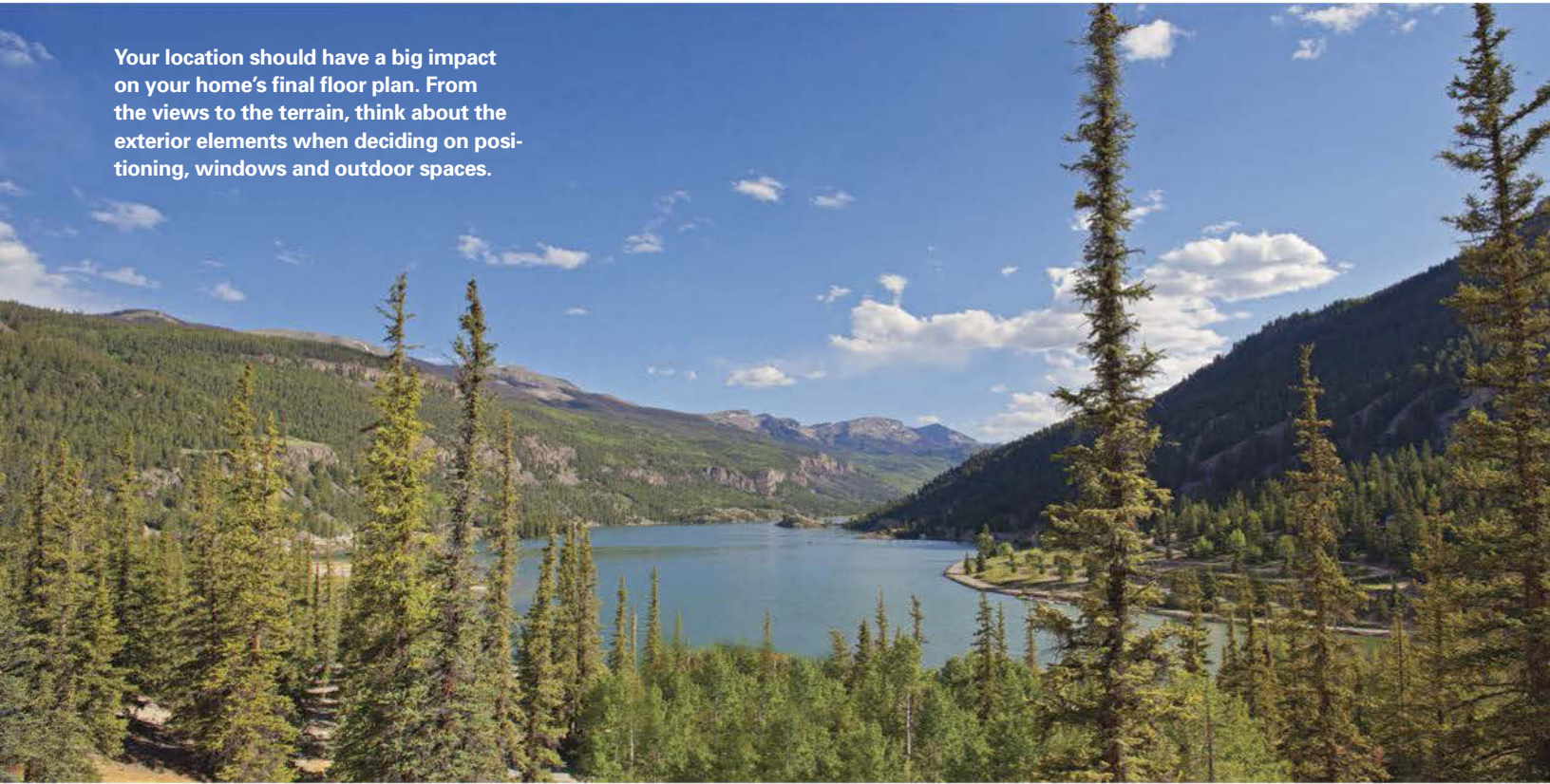


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Your location should have a big impact on your home's final floor plan. From the views to the terrain, think about the exterior elements when deciding on positioning, windows and outdoor spaces.



Pro Pointers

Planning tips from some of the top timber home designers in North America

CREATING A FLOOR PLAN can be one of the biggest challenges you'll ever face, especially since you have to consider factors such as the shape of your home site and what your lifestyle will resemble 10 years from now. That's why we asked four of the top designers in the industry to pass along some of their best advice for building a masterpiece.

TY ALLEN
Design-Build Manager
New Energy Works
Timberframers

1 Capture the View. "Consider what type of view your property has. Not only the terrain (think: lake, mountain, valley, forest), but also if it's long, short, expansive, narrow, static, dynamic — you name it. Then, take best advantage of those views by using

the design of the home to frame them appropriately."

2 Bring the Outside In. "Transitional spaces such as screened porches are wonderful opportunities to blur the boundaries between inside and outside. Operable glass window walls between interior and exterior rooms allow light in when closed, and expand the interior living space when opened."

James Ray Spahn photo

3 Think in 3D. “In a timber home, being thoughtful about how volume relates to your interior spaces is really important. The three dimensional space of a room should be clearly defined. And the frame should feel complete expressing the character and nature of the space it inhabits.”

4 Make Rooms Work. “When considering an office space or study, clearly define what your needs are and how you envision using the space. Instead of focusing solely on a designated room for work, think creatively about how to address these needs, and don’t constrain your thinking to individual rooms in order to meet them. We love the idea of using a guest room for these tasks, or tucking a special

built-in nook or desk into a main living area.”

5 Keep Things Fresh. “Always look for ways to incorporate the element of surprise. This could be an area of the home that breaks from the overall style, an interesting change-up in materials or a design feature to inspire child-like wonder.”

BARRY HRYCIW
Drafting Manager
Linwood Homes Ltd.

6 Beware of Wasted Space. “Reduce hall lengths and large areas that don’t serve any purpose. For every room in a home, avoid long narrow spaces; they’re hard to furnish

and hinder traffic flow. Also, place doors toward the corners of rooms rather than in the center, as this provides more usable space. Avoid doors that open into each other. When you are drawing your rough design, imagine the direction of the door swing, and visualize which way is the most practical.”

7 Perfect Positioning. “The room size and shape should allow you to place furniture to take in the views. This can become challenging when trying to incorporate other features, such as fireplaces and entertainment centers, into the space. A fireplace still can be a focal point in the room, but be careful not to place it in an area that will make furniture placement awkward.”

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8 *Create a Comfortable Entryway.*

"The minimum size for a main entrance is 8 feet by 8 feet. This area should provide enough space for your guests to comfortably remove their coats and shoes. Even though a closet can be located in this area, it's important to remember that it doesn't have to be your main coat storage."

9 *Don't Skimp on Kitchen Space.*

"If an island is incorporated into your design, allow a minimum of 42 inches between the island and major appliances. Narrower spaces will result in difficulty in opening oven, refrigerator, and dishwasher doors. To ease loading and unloading the dishwasher, consider its placement in relation to the sink and cabinet space. I always make sure that there's ample counter

space on each side of a stove, and I locate sinks in front of a window or in a work island looking toward a window or great room. Another rule of thumb on kitchen storage: Start with a minimum of 18 square feet and add square feet for every person — guests and family members — who will be served."

JOE NANGLE

Owner, Designer

Sundance Design LLC

10 *Follow the Sun.*

"We gravitate to the sunny parts of homes and natural light elevates our mood. Natural light bouncing off the walls and ceilings draws us through spaces in a home, so let the sun drive your preliminary design concept."

Roger Wade photo

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11 *Work in a Walk-Out.* “There is no better dollar-per-foot design option than to build within the slope of your lot to create a walk-out lower level. Think which spaces could be placed there: guest bedrooms, office, rec room — the options are endless. Often these spaces can share the same views with the upper level. To improve the look and feel of these spaces, consider a design where some of the lower level has no deck over its head to open up the views.”

MARTY BIRKENKAMP
Design Department Manager
Riverbend Timber Framing

12 *Go with the Flow.* “Think of the design of your home in terms of movement through the plan,

and break it into three elements: pathways, transitions and places. Create interesting walkways or hallways that lead to grand spaces. This allows even the simplest plan to have rich details.”

13 *Mind the Slope.* “Terrain — especially slopes — can be deceiving, because your eye follows the grade. So when you visit your home site, take a carpenter’s level, string line and measuring tape. You may find you’ll need a ladder to envision your view from the edge of the great room.”

14 *Unify your Property.* “Don’t allow your house to divide the property. Terraces and decks are obvious outdoor spaces, but remember that driveways, courtyards, walkways, trees and shrub borders can

be used in the early stages of designing your home.”

15 *Beware of Railings.* “Too many prime views are blocked by decks, so don’t spend all your money for a view and custom windows, and then find yourself looking at deck railings. Use decks judiciously to enhance your home’s exterior spaces, and avoid having the deck create a separation between the home and the landscape.”

16 *Know your Inspector.* “He’s your new friend, and you should know what’s locally acceptable and what’s feared. Not knowing could crush your creativity, budget and schedule.” ■

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See the Light

Smart lighting can be the difference between a good room and a *great* room.

ASK ANY INTERIOR DESIGN PROFESSIONAL, and he or she will tell you that the key essential to any successful room is light. Lighting alters the mood of a room, affects paint and stain colors, and determines whether or not the space is a pleasurable place to read,

watch TV or chat with friends.

A timber home's great room can be an especially challenging place to illuminate effectively. Soaring trusses often translate to tall ceilings. Light from conventional lamps can get lost in the vast dimensions of the room, and traditionally sized overhead fix-

tures may not throw off enough lumens to reach you. That's why lighting schemes that combine ambient, accent and task lighting are so important. In the next few pages, we'll show you how four diverse timber homes employed lighting schemes that work to their advantage.



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Talk about a great room that lives up to its name. It's the combination of natural and artificial lighting that makes it so. A wall of oversized square mullion-free windows ushers sunlight (and keeps the view pure), while halogen fixtures suspended along cables showcase specific areas and add a modern edge to this dramatic timber home.

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Roger Wade photo

COMBO LIGHTING

For maximum effectiveness and the least amount of shadow, light should come from a variety of sources and directions. Case in point: this great room. A trio of pendant fixtures with mica shades casts a soft glow below as it throws more intense light up toward the tongue-and-groove ceiling. The ceiling fan aims its beams down and out. The sconces, which wrap around the posts in gothic fashion, bring lighting down to face level — which is the most flattering lighting location. Other fixtures include table lamps, a mini-pendant above the built-in seating area (which also boasts diffused light from frosted and stained-glass windows) and even the fireplace for a well-rounded lighting scheme.

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LOW LIGHTS

Not every great room's ceiling soars to the sky. If a cozy, intimate space is what you have in mind for your timber home, make sure your lighting plan is designed to suit. A hanging fixture will not only look out of place, it will obstruct head clearance. Here, the low, flat ceiling is peppered with recessed lighting, while an eye-ball light is aimed toward the artwork hanging above the fire-place mantel. A pair of elegant floor lamps and soft candlelight creates a warm, intimate space to enjoy conversation or the latest best seller.

James Ray Spahn photo



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Hearthstone photo

LIGHT BRIGHT

Numerous lighting sources, combined with the blond stain of this timber frame, help to reflect the light around the room. A six-lamp chandelier is centered in the space and is augmented by track lighting atop the beams. Note how the lamps on the sofa table, as well as the gooseneck floor lamps, direct stylish reading light toward the primary seating areas. (Hint: To keep cords from snaking across the floor, plan to install floor outlets in key areas. Furniture will hide the holes.) ■

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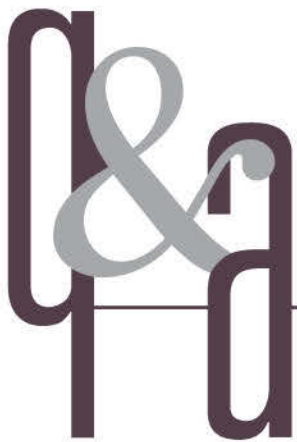
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What is a hybrid home? And what are the benefits of building one?

TYPICALLY, "HYBRID" MEANS anything that's created from two or more unlike elements, including home-construction materials. A hybrid home, for example, features a structural shell that's made from a combination of materials.

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A hybrid residential structure, for example, can use a timber frame in the important areas of a home for maximum effect, such as great rooms or living spaces, while the wings of the

house can be framed less expensively with slender dimensional lumber. This enables you to reduce your costs in bathrooms, utility rooms and closets while emphasizing the woodworking where it can be most appreciated.

Similarly, in commercial structures, you can use timber framing in public spaces to achieve the "wow" factor and use a less expensive construction method to create administrative spaces. By blending the beauty of a framed space with conventional building materials, you can achieve your design goals while also staying within a budget.

The Timber Frame Business Council (timberframe.org) is a North American non-profit trade association providing information and resources to support the timber frame industry.



James Ray Spahn photo



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Where the Water Flows

A North Carolina vacation home
is designed to capture views
of majestic twin falls.

BY STACY DURR ALBERT
PHOTOS BY ROGER WADE
STYLING BY DEBRA GRAHL

OPPOSITE: To maximize views of the twin waterfalls, Jai Cho opted for a design featuring three separate timber structures with small connecting areas in between. "The design really caters to the view," explains Johnny Miller, owner of Oakbridge Timber Framing.

Even the hallways and connecting spaces are blessed with spectacular views. Though the home is predominantly timber-framed, Jai didn't want it have an over-abundance of wood. "It required some extra effort in engineering," recalls Miller.





ABOVE: The beauty of the home's Douglas fir frame is evident in the living room. The stately frame, which features traditional mortise-and-tenon joinery, was hand raised by the crew at Oakbridge Timber Framing.

OPPOSITE: The frame soars to great heights in the kitchen, where sleek cabinets introduce a contemporary flavor. Calacatta marble countertops add a touch of luxury.

In the modern dining room, a large expanse of glass connects the room to the outdoor dining area, blurring the lines between outdoors and in.

PICTURE THIS : Breathtaking views of the Blue Ridge Mountains, acres of unspoiled forestland and a scaled-down version of Niagara Falls, right in your own backyard. Sound too good to be true? That's what Dr. Jai Cho thought when he first stumbled upon a real estate ad for a private lot boasting twin 70-foot waterfalls cascading down a rock wall.

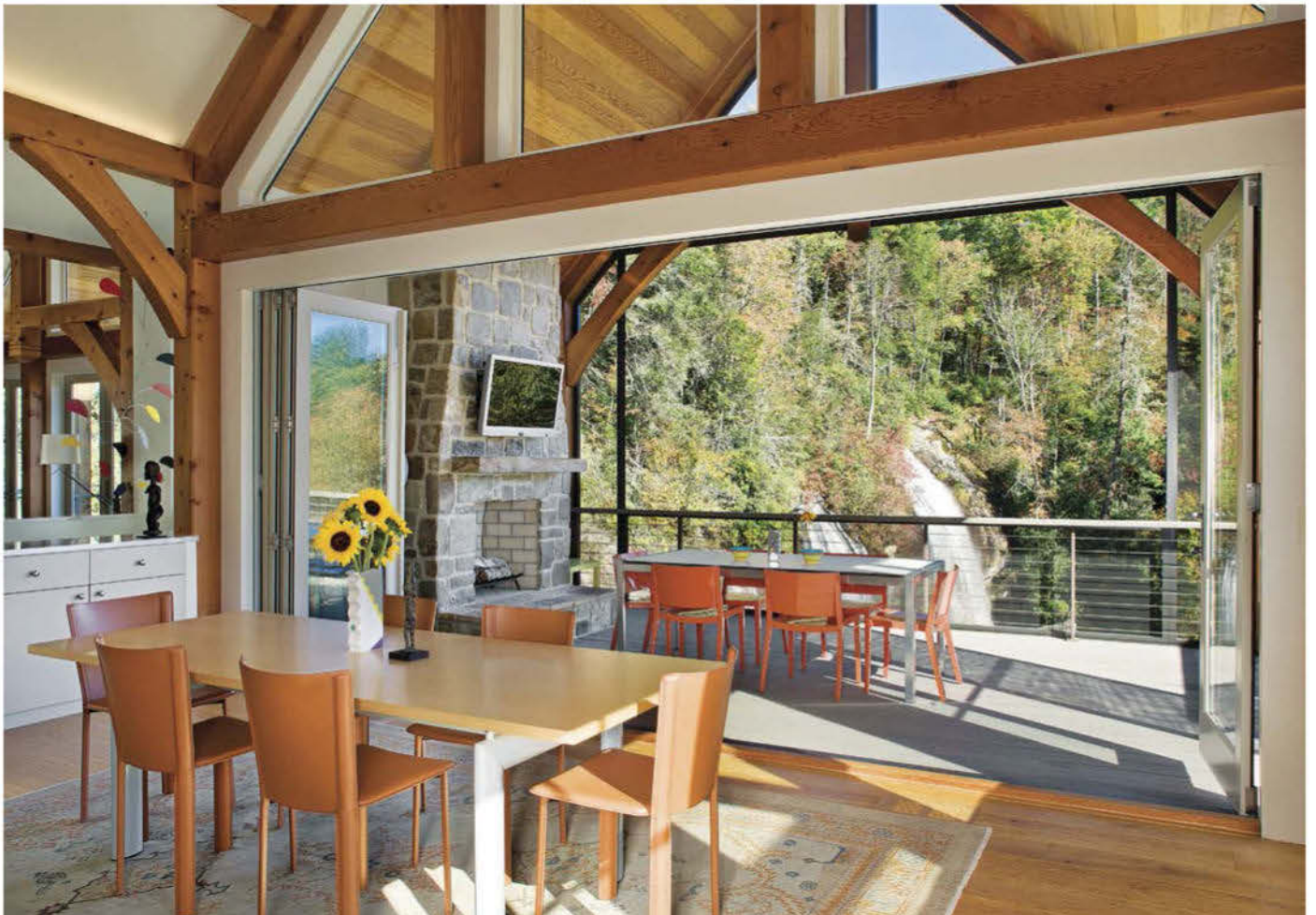
"I couldn't believe it," recalls Jai, who lives year-round in Tampa. "I always thought it would be great to have a natural waterfall, but never imagined I'd find one on private

land. I couldn't have dreamed of something like this."

After purchasing the pristine 8-acre lot near Sapphire, North Carolina, Jai started to think about the type of home that would best fit the storybook setting. One thing he was certain about was that he wanted to capture the waterfall views from as many rooms as possible.

"I've always liked moving water because it has such incredible life to it," says Jai. "I wanted to bring that life into the home."

Rather than rush into a design decision, Jai spent plenty of time



home details

SQUARE FOOTAGE: 5,000

TIMBER PROVIDER: Oakbridge Timber Framing,
866-599-5711; oakbridgetimberframing.com

doing research, poring over myriad design books and home magazines. He knew he wanted a contemporary flavor, but wasn't sure about the construction style that would work best. At first, he didn't consider timber framing, but after realizing that the classic construction method could be interpreted with a modern spin, the idea intrigued him.

"I really wanted a contemporary home with clean, modern lines," explains Jai.

Selecting a company to work with was simple, thanks to a magazine advertisement that Jai discovered for a family-run Amish business, Oakbridge Timber Framing Ltd. of Ohio. "Their craftsmanship looked amazing, and they were wonderful to work with," says Jai.

Deciding on a floor plan entailed a bit more work. Jai found inspiration in the work of the famous late architect Hugh Newell Jacobsen, whose signature style features white pavilion-based homes that recall the barns of early America. The hallmark of the style is its incorporation of several gabled forms that break down the scale of a house and define its distinct spaces.

"I fell in love with the style when I saw it in a book," says Jai. "I was drawn to the idea of mixing some traditional influences with contemporary construction."

In fact, Jai was so enamored with the Jacobsen look that he even went to

visit one of the architect's best-known projects, the Buckwalter House in eastern Pennsylvania. After gleaning some ideas from the owner, Jai shared his wishes with his own architectural team, Jin Baek, Ph.D. and Youngsun Sonn, R.A. of South Korea. The trio worked together to come up with a floor plan for the steep, sloped site, which has a 30,000-foot elevation.

"There is no flat land on the property, so it took some careful planning to create the final design," recalls Jai.

Another challenging aspect of the design was that Jai wanted the home to have a minimal amount of wood. "Building with minimal wood to capture the modern look required some extra effort in the engineering," recalls Johnny Miller, owner of Oakbridge. "The main-floor decks are roughly 40 feet off the ground, so the heights required some extra safety measures."

In the end, the extra time put into engineering and planning proved to be more than worth the effort. Unlike many mountain homes that feature one main structure with a massive great room, Jai's 5,000-square-foot home features three separate gabled structures that are connected yet independent of one another.

"The dining, living and master areas are separate structures, and each caters to the spectacular waterfall view," explains Miller. "Each structure also has its own exterior space with a timber-frame porch facing the falls."

The timber frame matches the grandeur of the falls, defining the space with a quiet elegance that imparts a sense of instant tranquility. The frame was carefully pre-cut at Oakbridge's workshop, and then shipped to the home site for hand assembly.

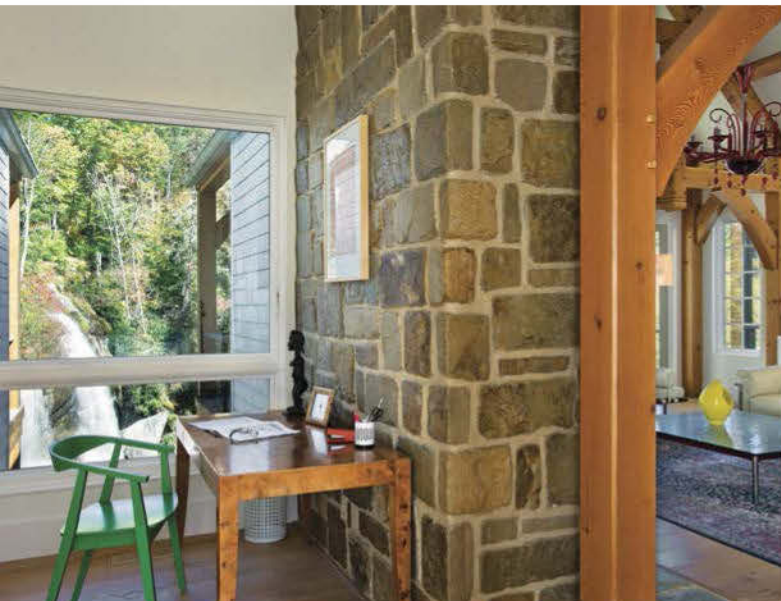
The structural Douglas fir timber frame features coastal, slow-growth, kiln-dried wood with traditional mortise-and-tenon joinery. The timbers range in sizes from 8-by-8 posts and 8-by-10 bent girts and rafters, to 4-by-10 diagonal braces and 5-by-7 purlins. Attention to detail lends a distinctive look throughout.

The decor of the home is equally striking. Jai carefully selected all of the furnishings himself, choosing high-end tile from Italy, wood floors from Sweden and cabinetry from Germany. A sleek, polished look is the result. His favorite feature is the custom-designed home theater.

"It was one of the first 3-D theaters in a residential home," he shares. "It's a secluded space that's great for even just listening to classical music."

The minimalist approach to decorating allows for the grand waterfalls to take center stage, which is exactly what Jai had hoped for when he first set out to create the home.

"Even when you are taking a shower, you can look down over the falls and feel an incredible sense of peace and unity with nature," says Jai. "I couldn't ask for anything better than that." ■



TOP LEFT: Even the smallest nooks are blessed with jaw-dropping views. Here, a cozy desk area set between two of the home's three gabled structures serves up unforgettable views.

TOP RIGHT: It's easy to see why the 3-D home theater is one of Jai's favorite spaces in the home. Ultra-comfortable seats, soundproof walls and distinctive wood detailing create a sense of seclusion and tranquility.


ABOVE: Soaking in the tub becomes a spa-like experience when you're gazing at the majestic waterfalls beyond the glass. "Every area of the home was designed to complement the views outside," says Joni Miller of Oakbridge Timber Framing.

Home to Stay

A New York couple builds a
“forever” home with family in mind.

BY SUZANNA LOGAN

PHOTOS BY ROGER WADE | STYLING BY DEBRA GRAHL



A cheerful sage green exterior adds character to the home's fiber cement siding, which stands up well to cold and rain. Maroon window framing and white oak timbers add even more curb appeal.





AFTER YEARS SPENT LIVING ABROAD and traveling the world, Tom and Jean Seaman have found their haven of rest in the states. At their home overlooking Cayuga Lake in upstate New York, the couple enjoys a little slice of paradise everyday.

On sunny spring and summer days (the couple spends the cooler months down south), the Seamans and their four grown children and seven grandchildren head to the lake to while away the hours on the water. “We’re a family of sailors,” says Tom — and it shows.

Inside the couple’s 5,400-square-

foot home, model ships float across the tops of Douglas Fir timbers in the main living area, a large, easy-flowing space that includes the kitchen, dining room and great room. Wooden posts and beams break up the expanse, turning what could be a cavernous room into cozy sections. A private master



suite and library (whose ceiling opens to a mezzanine-style nook for books) continues the first floor's intimate feel and, more importantly, guarantees the aging-in-place design the Seamans were after. "We wanted access to everything we needed on a single floor," says Tom.

The form-follows-function concept drove the layout of the other two floors, as well. "We wanted a place that was family-oriented and could handle visitors and still feel comfortable," says Tom. Upstairs, a pair of bedrooms invites overnight guests. In the basement, another suite expands the sleeping quarters, but it's the adjacent recreation room that snags the most square footage and use.

"It's a popular spot with the grandkids," Tom says. Walk-out access to a stone patio provides even more room to play.

To further increase the home's outdoor living space and spotlight the spectacular scenery of the lake, the Seamans included a deck off of the main living area — perfect for taking in the sights and sounds (or lack thereof). "It's very quiet here," Tom says. "We have hills on both sides of us, so all we hear is the lapping of the water."

Even when indoors, an abundance of glass across the back of the home keeps views front and center for the Seamans and their guests. Still, it turns out that some of the most memorable sights may

OPPOSITE: Powder-coated wrought-iron railings with Douglas fir posts line the upstairs loft, creating a visual break from the home's generous wood surfaces.

ABOVE, LEFT: A coat of "Tuscan Orange" paint adds an additional layer of warmth in the main living space.

ABOVE: Quarter-sawn white oak floors line the dining area accented by traditional decor, including a mahogany dining table with room for eight.



Pin pics from this tour at
timberhomeliving.com/pinterest



ABOVE: Maple cabinets combine with granite countertops and stainless-steel appliances to create a modern yet cozy kitchen.

RIGHT: The home's library has an intimate feel thanks to leather finishes, a large stone fireplace and naturally finished wood surfaces on the floor, walls and ceiling.



home details

SQUARE FOOTAGE: 5,400

DESIGNER; TIMBER PROVIDER: Woodhouse,
800-227-4311; timberframe1.com

be inside the home. An inveterate collector, Tom has filled the interiors with finds from his globe-trotting past.

A Canadian wheat scale doubles as a coffee table in the library. A grandfather clock, settled into a perfect niche of timbers in the great room, is one of 28 he brought back from Europe. Even the gas lamp lighting the antique cars in the motor court has a story. "A small town in England was removing them and putting them in the junkyard, so I bought the whole town out," he recalls.

Deciding what treasures he could fit into the home may have been harder than the construction process itself for Tom, who acted as his own general contractor and had plenty of building experience before beginning the project. "Years earlier, I had built a 12-unit development with Woodhouse and knew I liked working with them," says Tom of the locally-based timber company now owned by his son, Pat. "Our biggest challenge was the site since the property is like a gravy boat, sunken in the middle," he explains. "But we made it work."

Having had a few years to enjoy the fruits of their labor (construction was completed in 2008) and discover any shortcomings, Tom is more sure than ever that the home they built suits them just fine. "We're staying put," he says, then adds with a chuckle, "it's from here to the ground." ■



UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

Lake City Living

A gorgeous setting in southwest Colorado calls one couple home.

BY STACEY FREED | PHOTOS BY JAMES RAY SPAHN



Reclaimed materials take center stage in the Bradys' Colorado retreat. Red metal covers the varying rooflines, including the inviting entry.



SET THE FOUNDATION

The design parameters were strict in the Bradys' custom-home build — and that's before you consider the challenge of the "slumgullion." Usually used to refer to a meat, potato and vegetable stew, in this case "slumgullion" is an earthflow or slow-moving landslide. This particular slumgullion occurred 700 years ago, creating the mass of land a few miles southeast of Lake City that dammed Lake San Cristobal. To work with this issue, Bob Williams designed the Brady house to "float" on a slab on the slumgullion mud. The foundation is highly reinforced, says Williams, and in the event of movement, it moves as a total mass. "The Bradys' area is on the 'toe' of the ancient debris flow," Williams says. As Jeanne puts it, "There's no danger of us becoming lake-front property any time soon."

For more information on land considerations and building a foundation for your timber home, log on to timberhomeliving.com.





MAJESTIC VIEWS come with the territory when you fly planes for a living. For pilot Tom Brady and his wife Jeanne, that holds true even in retirement. From the living room of their custom timber home near Lake City in Colorado's San Juan Mountains, the Bradys can enjoy the wide valley bisected by Lake

San Cristobal, fir covered hillsides and snowy peaks. But getting that vista — and a home worthy of it — took nearly a decade of hard work and planning.

After the couple married 42 years ago, they moved to Texas from their native Colorado, but still spent their vacations in those beloved San Juan Mountains. "Every fall we'd come to

Lake City before hunting season to watch the Aspens change," says Jeanne. It wasn't until 2004 that they decided to put down roots back where they first met, and bought property on which to build their retirement home. The only problem: There was no way to get to their land. "You could hike to it, but there was no road," Tom says.



To remedy the situation, they found Bob Williams, principle of Williams Engineering in Gunnison, Colorado, who helped them with the road and the design. “I looked at the site and said, ‘There’s only one place to build — on top of the site,’” Williams says. It took four years to get permits from the Bureau of Land Management, the Forestry Service and various neighbors, but the road was completed in 2010. The next year was spent finding the right builder. Finally, in November 2011, Pike Builders broke ground, but it would take nearly three years to finish the project.

“The design was driven by a few major elements,” Williams says. First, the

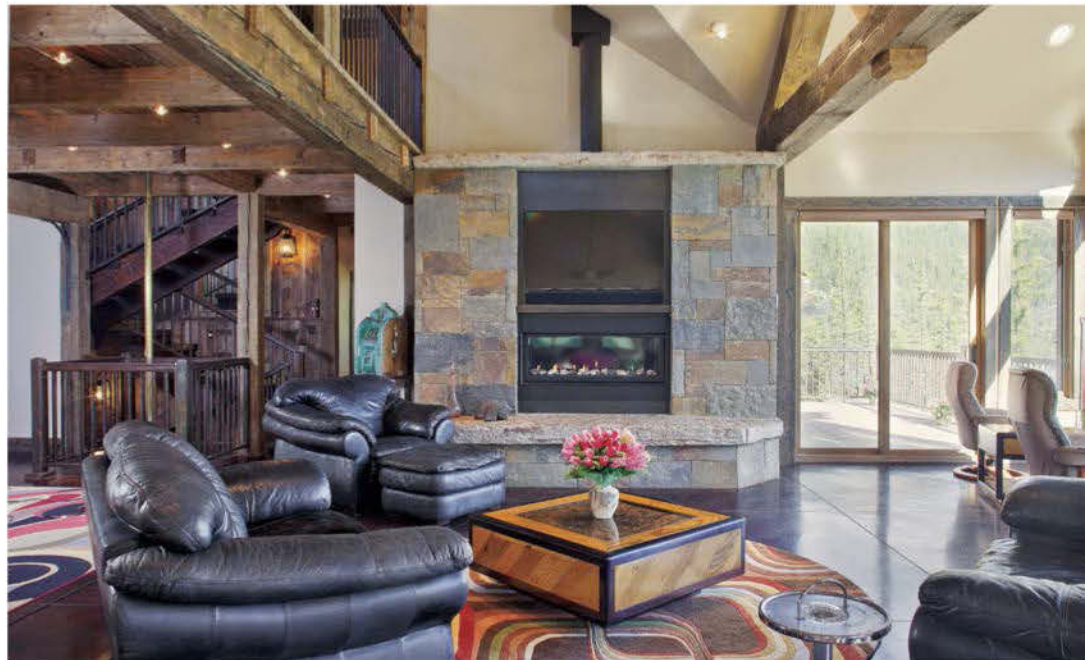
Bradys wanted to bring the outside in. “The heart of the house is the view south toward the Continental Divide, and it’s probably the most beautiful view from a house I’ve ever seen,” he says. To capture that view, Tom wanted a house he described as a “fishbowl with a front door.” To accomplish this, the framework for everything became the wall of windows in the living room.

The other important view is of Uncompahgre Peak, one of the highest summits in the Rockies at 14,321 feet. “To grab that view, we put a catwalk over the kitchen that leads to a deck outside,” Williams explains.

General contractors Steve Pike and

OPPOSITE: The ceiling in the great room and dining room reaches 24 feet and helps take advantage of the spectacular view of Lake San Cristobal and the surrounding mountains. Pike Builders created custom “old world” joinery for the beams and trusses, all of which are structural timbers.

ABOVE: Surrounded by windows, the kitchen sits under a catwalk that runs past the man cave and out to a deck. The cabinets were custom made by John Welch of Colorado Custom Cabinets. Task and ambient lighting use smart technology and can all be controlled from various spots in the house.



CLOCKWISE FROM TOP LEFT:

The hand forged brass fireman's pole spans three floors from the man cave on the upper level to the main floor and on to the basement. ■ Tom's goal was to have a "man cave" that looked as if you might run into John Wayne drinking at the bar. Pike Builders faux-painted the ceiling to look like it had a smoke-filled patina. ■ The furniture in the main living space is perfectly positioned to take in the spectacular views. ■ The master bathroom includes a sauna and a steam shower. The Bradys wanted to be able to look out the windows instead of at mirrors above the sink. ■ Rustic materials paired with elegant fixtures and an ornamental ceiling create a unique look in the bathroom. ■ All the handrails around the fireman's pole are made from old narrow gauge ore cart rails from the mines.



home details

SQUARE FOOTAGE: 4,600

BUILDER: Pike Builders Inc.,
970-641-6600; pikebuilders.com

DESIGNER: Williams Engineering LLC,
970-641-2499

his brother Paul Pike, who was the project's main GC, were able to navigate Williams' intricate design, but had more of a challenge sourcing products that were made in the U.S.A. — a top priority for the Bradys. "From the light bulbs, to the screws in any fixture, to the glass in the windows — everything is American made. That was a massive undertaking and part of the reason why it took three years to build this house," Steve says.

But this attention to detail has made the structure itself as spectacular as the view. The Bradys wanted the house to blend into its surroundings and appear as if it were an old mining camp, so the 4,600-square-foot, three-level home was built with Eastern white pine, reclaimed from an old tobacco plantation in North Carolina. "The pieces were not refurbished," Steve says. "It's all in its original state." All the timbers are structural, and the Pikes design what Steve calls "intriguing joinery" so each home has its own style.

The highlight of the main level's open plan may be the view out the window wall, but the exposed wooden



beams and dark leather furniture make the living room, dining room and kitchen comfortable and warm — "the opposite of formal," Tom says.

Upstairs, a 700-square-foot man cave is bordered by a railing as if it's a balcony in a 19th-century frontier saloon. "I wanted it like a bordello, almost tacky," Tom says with a laugh, "with a chandelier, lanterns and lamps with flickering flame lights." The ceiling was faux painted to look as if it had seen its share of wood and tobacco smoke. And, of course, there's the fireman's pole. For safety's sake, the team designed and built a cage around the pole to look like an old jail cell.

Now, full-time residents of the small town of Lake City, the Bradys enjoys hiking, cross-country skiing, riding ATVs and exploring the old mines. Jeanne does genealogy research on her Swedish heritage, and Tom is happy not to be away from home 20 days out of every month. "Traveling is driving 12 minutes to town and going to the coffee shop and listening to the local gossip," he says. "I don't have to go through TSA when I strap on my cross country skis; no one pats me down when I walk out the door to go fishing and I don't have to stand in line."

"Dorothy had it right," Jeanne says. "There's no place like home." ■



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THEIR PLAN YOUR WAY



Three companies share their most popular designs — and the secrets for customizing them to suit you.

IF YOU'RE LIKE MANY POTENTIAL TIMBER HOME OWNERS, you probably have a stockpile of ideas, wish lists and inspirations for your future home's design. But just because you have specific wants and needs for your plan doesn't mean you have to create a custom design from scratch. Today's timber home companies and design firms have catalogs of stock plans they've created over time to accommodate different clients' needs, so there's likely one that's right for you. Plus, if you can't find a stock plan that includes everything you've dreamed of for your timber home, you can customize the design to include almost anything, as long as it works with your property and budget.

DITTO DESIGN

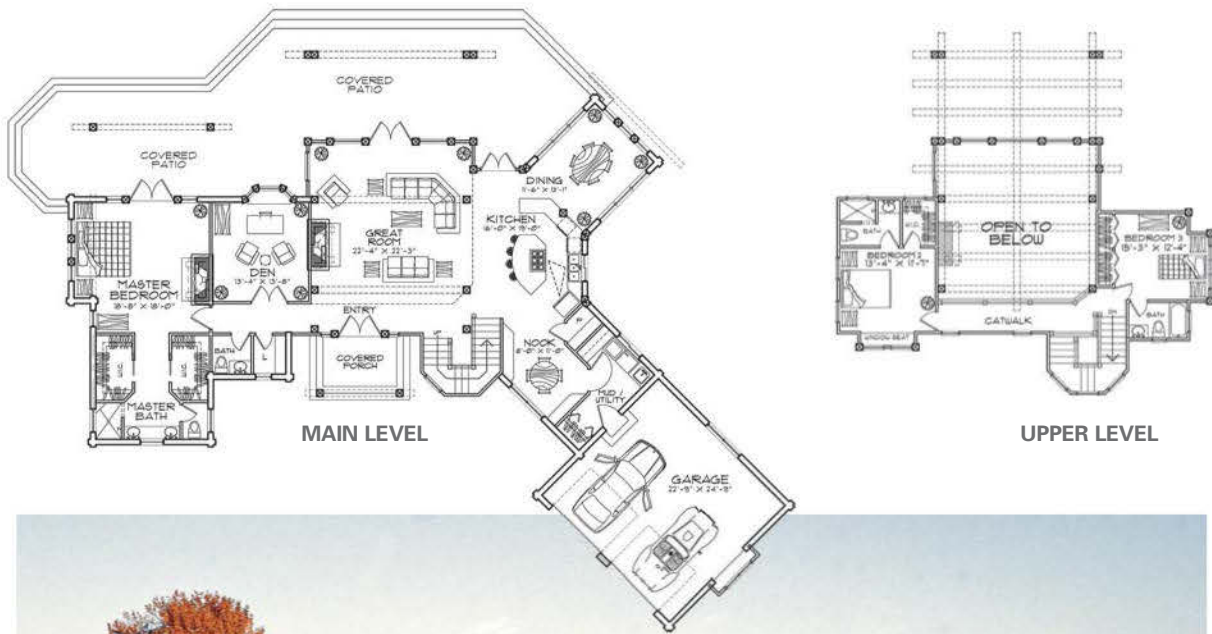
Before adapting that perfect floorplan, make sure it's yours to tweak. If you do plan to alter an existing floorplan from a designer other than your own, you can't do so without their permission. To protect yourself from copyright violations, remember the following tips:

- Under U.S. copyright law, a floorplan is protected the moment it is created, regardless of whether or not the creator has registered the plan with the U.S. Copyright Office.
- Copyright applies to the interior layout of the home as well as the elevations and exterior design.
- When you buy construction documents, you are actually buying a one-time license to build that house.
- Copyright law also protects derivations of the original plan. You cannot change a wall or roofline and consider it your own plan.

PrecisionCraft image

THE CRESTED BUTTE

by PrecisionCraft & M.T.N. Architects ■ 3,055 square feet ■ 3 bedrooms, 4 baths



"The overall aesthetic of this plan is what makes it stand out," says Celeste Raygosa, Design Manager for PrecisionCraft Log & Timber Homes/M.T.N. Architects in Meridian, Idaho. "The use of mixed materials (stone, siding, log and timbers), as well as the complex roof lines and varied heights create a dynamic impression that people are really drawn to."

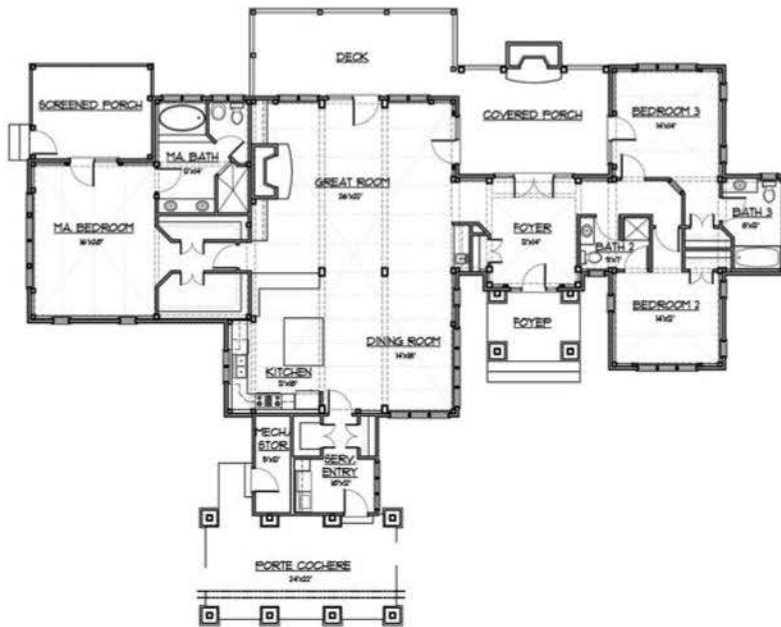
Why people love it: This home is packed with standout design features that make it feel like a one-of-a-kind design. "People love the stair turret, the angled dining room and the overall open floor plan, which is separated into smart living areas that flow seamlessly together. The dramatic overhead trusses that span from the great room to the exterior living space are another draw," Raygosa says.

How people customize the plan: "One of the major design tweaks our clients request is to simplify some of the complexity to help reduce costs," says Raygosa. "We typically respond by creating something closer to our Dakota plan (see rendering on page 45), which is a scaled-down, simplified version that still maintains the major design features of the stair turret and the dining room."

According to Raygosa, clients also tweak the master bathroom because it's a very personalized space. They may close off the bath, which is left open to the master bedroom in the original plan; alter the sizes of the his-and-hers walk-in closets; or include a luxurious soaking tub in addition to or in place of the shower that is included. The kitchen, dining and nook areas are also modified depending on how the clients will live and use the spaces.

THE MIRROR LAKE

by Mill Creek Post & Beam Co. ■ 2,836 square feet ■ 3 bedrooms, 3 baths



Named after a lake in the Adirondacks, this “mountain rustic” plan is a favorite among timber home enthusiasts. “It’s a magical plan,” says Mark Wray, owner of Mill Creek Post & Beam Co. in Saluda, North Carolina. “From the stunning tower feature to the smart layout, people just fall in love with the plan. It’s a really great house.”

Why people love it: “It’s a toss-up between the stunning features, like the great room with its 12-foot-wide wall of glass, and the smart split-plan design,” says Wray. There’s a reason for splitting the plan into two separate wings flanking the foyer, he explains. “When you design a structure with a proper foyer, there will be a subconscious separation of public and private spaces. The foyer also provides a nice isolation from the living spaces and the bedroom spaces, creating a buffer for sound and activity.”

How people customize the plan:

“We’ve built these homes on full basements to add an extra level and extra square footage. Some people won’t want the fireplace on the porch, so we’ll take that out to accommodate uninterrupted views. We’ve also added two- and three-car garages, bonus rooms and utility spaces — the options are endless,” says Wray.

To accommodate these requests from clients, Mill Creek actually has developed three additional plans as customizations to the Mirror Lake design (see right). “With the popularity of this plan, we quickly discovered that we could change the size and different areas of the home, but virtually wind up with the same design concept,” says Wray. “Plus, you can put the tower on or take it off any of these designs.”



CUSTOM #1

Aspen Grove

“The Aspen Grove is perfect for clients who maybe don’t want to spend as much money, or wanted to build it as a second or third home,” says Wray. At just 1,029 square feet, this plan looks and feels like the Mirror Lake, but on a much cozier scale.



CUSTOM #2

Tower Falls Camp

“The Tower Falls camp was actually the first tower house that we built, and then I had a client that wanted three bedrooms on one level, so I designed the Mirror Lake from that design,” explains Wray.



CUSTOM #3

Ridgeway

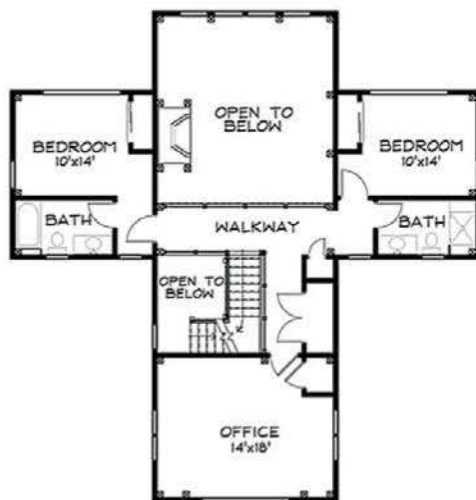
A flipped and downsized version of the Mirror Lake, the Ridgeway still feels very spacious, but without the square footage.

THE LAUREL

by South County Post & Beam ■ 3,255 square feet ■ 3 bedrooms, 4 baths



MAIN LEVEL



UPPER LEVEL



"In a world of cookie-cutter designs, this home really stands out," says Josh Bouvier, principal at South County Post & Beam in West Kingston, Rhode Island. "It's a unique house with nice interior space."

Why people love it: The way the space flows together is what draws clients to this popular plan. "It has a spacious entertaining great room with an attached dining room that flows straight into the kitchen — a smart layout for creating open living spaces. It also has private living quarters upstairs (each with its own bathroom), and a separate first-floor master bedroom wing with a beautiful bathroom and walk-in closet," says Bouvier.

How people customize the plan: "This plan has a lot of versatility built into it, so there are easy options for modifying the space," explains Bouvier. For example, in the study (first floor) or the office (second floor), you could change the space to incorporate a fourth bedroom or even a playroom or hobby space. You also have the option of flipping the plan, says Bouvier, to accommodate where your house needs to fall on your particular property.



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Greg and Dee Olsen knew light-colored cabinetry and storage units weren't the obvious choice for their timber retreat, but it works perfectly in the home. "The mix of woods doesn't clash at all," says Greg. "In fact, it looks pretty great."



THE BIG FINISH

Taking a risk with mixed materials pays off in the Olsens' New York retreat.

IT'S NO SECRET that one of the biggest benefits of building a timber home is you can make it look any way you want, from the outside in. But like all aspects of custom-home building, this freedom to choose absolutely any combination of materials and finishes can be overwhelming if you don't know where to start. Fortunately for Greg Olsen and his wife Dee, knowing who to turn to for help wasn't an issue.

"Just like the rest of the project, choosing the finishes for the house was

really a team effort with the timber company, our interior designer and our general contractors," explains Greg. And although the Olsens didn't come to the table with a clear idea for the look of their finished home, the final result was, in the end, a natural choice — literally.

"Every design decision we made was based off a previous decision," says Greg. "When we chose to go with a red-hued reclaimed Douglas fir frame and dark walnut floors, we knew we wanted to combine those with lighter, more modern cabinets. We chose to mix in-

stead of match, and all of the choices look really great together."

It's that mix of materials that gives the house (that does have an undeniably luxurious feel) a striking yet modest tone — an intentional design decision made by the Olsens. "The house is surrounded by these unbelievable 50-mile views of the Berkshires. We wanted the home to work with that view and frame it. We didn't want the house to feel like it was calling attention to itself and away from the setting."

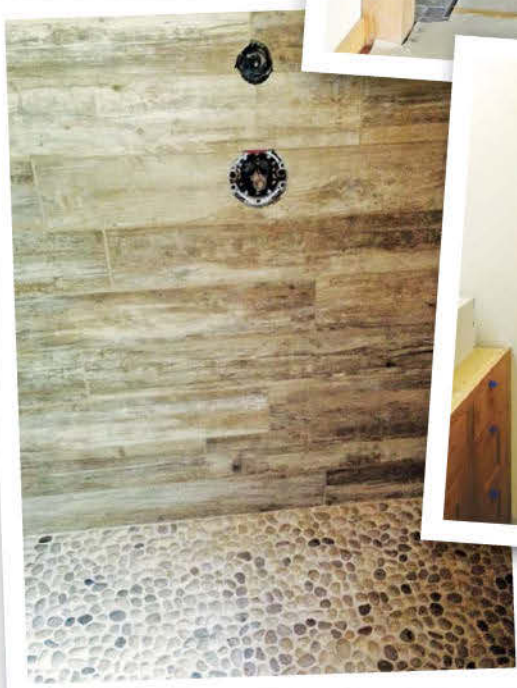
To achieve the desired feel for the



Just joining the journey? To read more about the Olsens' timber-home build, as well as their initial design process, log on to timberhomeliving.com.



The Olsens knew they didn't want the house to be overwhelmed by wood, so they chose contrasting materials to add visual and textural interest. Ash cabinets paired with walnut countertops lend a streamlined feel in the kitchen. Reclaimed barnwood walls (also used for the home's exterior) contrast and complement the red-hued Douglas fir frame and interior doors. Stone flooring paired with reclaimed walnut hardwoods anchor the home, and add to the all-natural feel.



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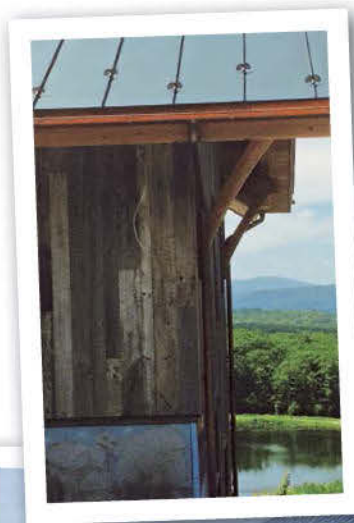
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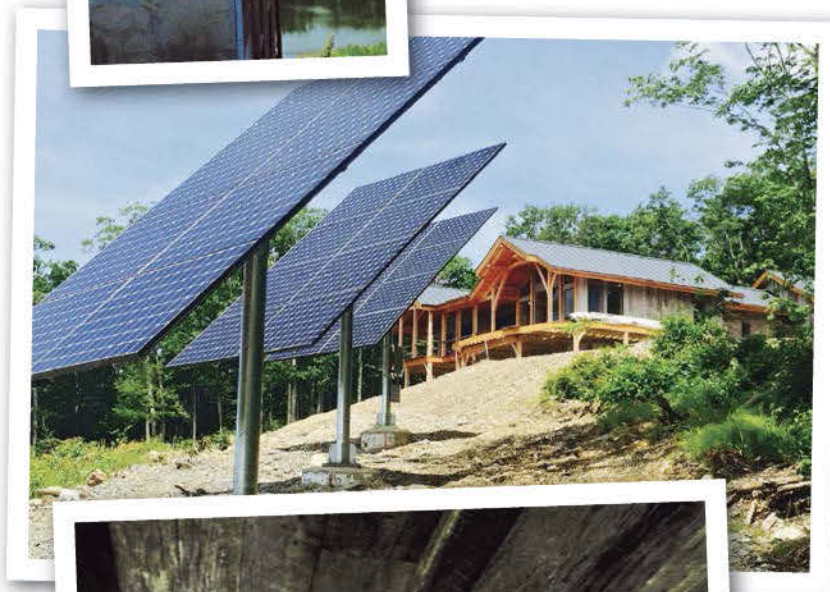

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The exterior details were chosen to create a house that feels like its one with the beautiful setting the Olsens love so much. Reclaimed barnwood walls and porch ceilings add rusticity and instant character, while multiple porches perch over the property to take in the 50-mile views. The five solar panels take the environmentally conscious house to the next level. Plus, their positioning on the property makes it so that the panels are nearly invisible from the inside of the home.



house, Greg and Dee continued their use of reclaimed materials in the form of interior walls, floors and timbers. Clever design ideas like flipping the barnwood used on the outside of the house and using it for the walls in the entry, rec room and master bedroom add subtle charm to the space. More practical implementations like the higher countertop heights (created to ease the occasional neck pain that plagues Greg) are smart design details that will make the house comfortable now *and* in the future. "Those countertops will be lifesavers for me," says Greg. "Not to mention they also face the view, so I can take it all in when I'm prepping dinner."


While the overall aesthetic of the house was something the Olsens decided on after they got started with New Energy Works timberframers and their team, one thing they knew they wanted from the start was an environmentally conscious house. The field of solar panels installed by Hudson Solar creates a total system for the home, meaning the house relies on no outside power, explains Greg. "It would've been cheaper initially to use propane as the primary heating source and running the entire house off of electricity supplied from standard power lines, but the solar panels combined with the geothermal system is so much more environmentally friendly. Plus, we can't wait to sell power back to the electric company!"

At almost a year into the build, seeing the finishing touches come together in their future home only adds to the Olsens' unfailing positivity and excitement for move-in day. "We can now say that every element, right down to the details, is turning out better than we could've imagined," says Greg. "The house has this really good karma about it. Not too big, not too small, and everything just right." ■

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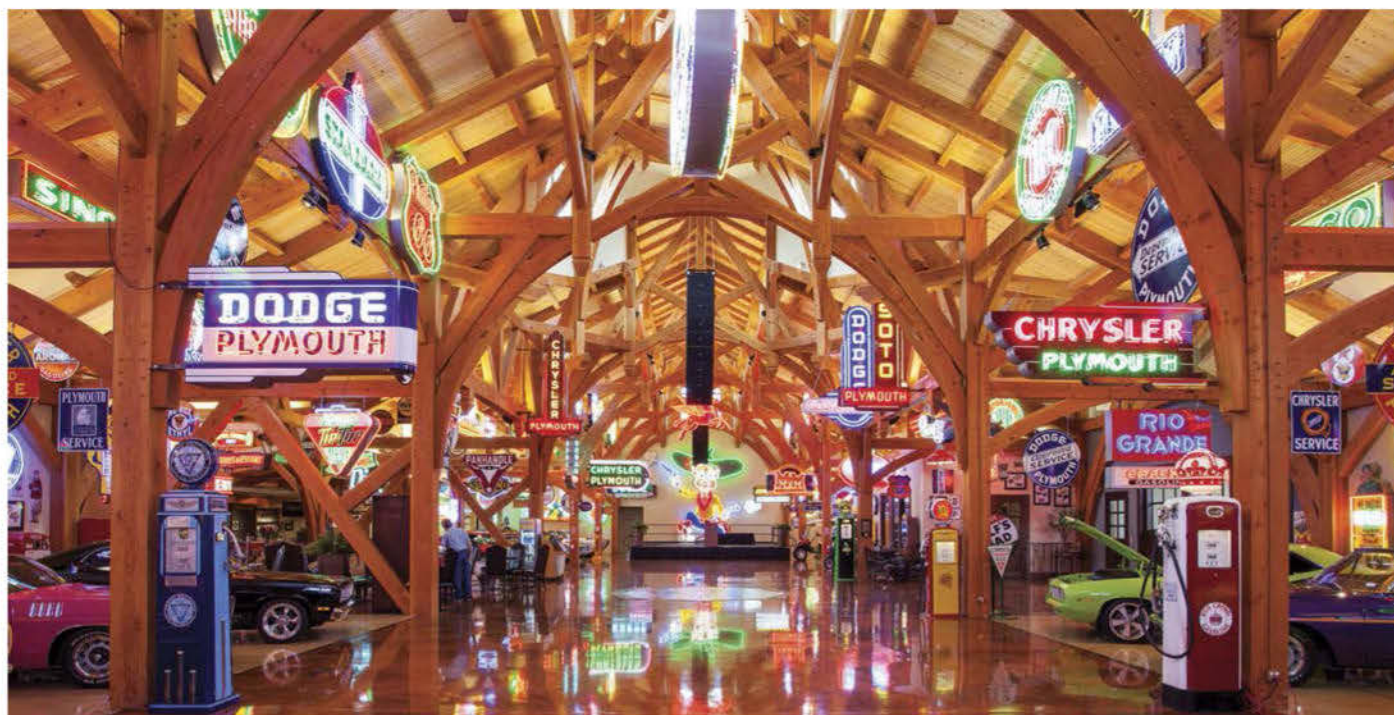
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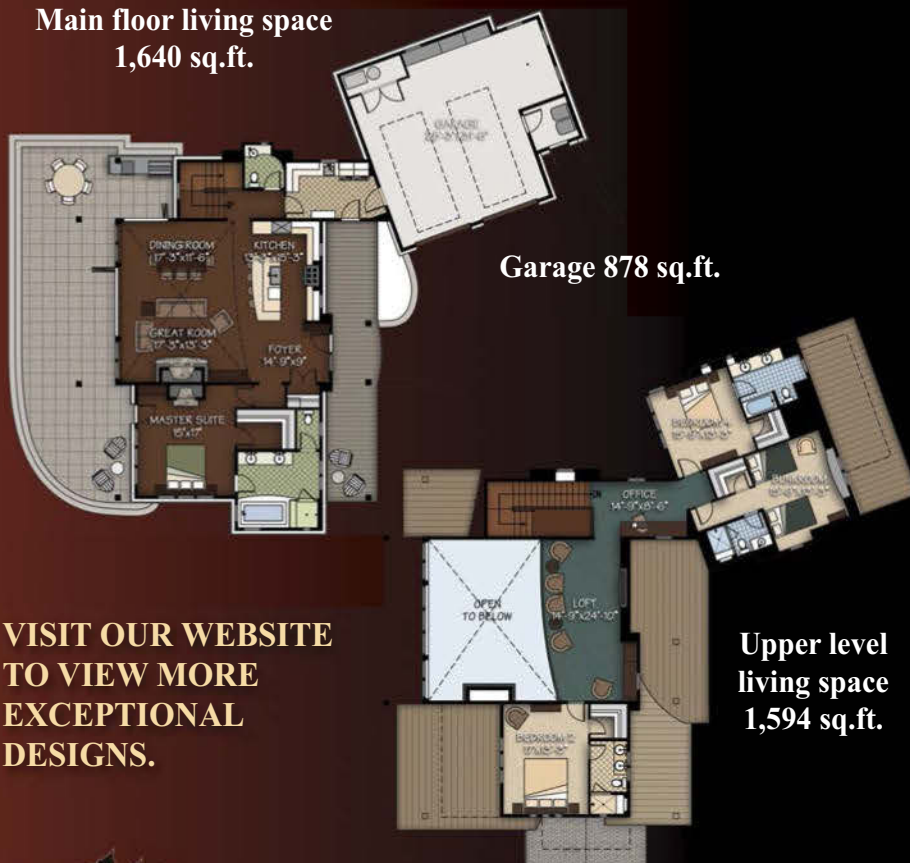
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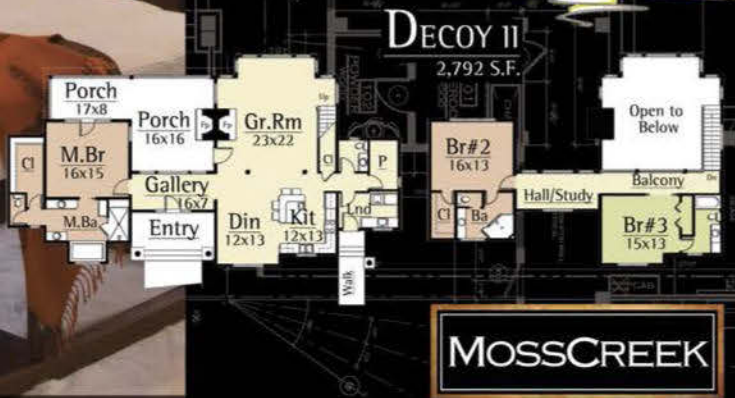
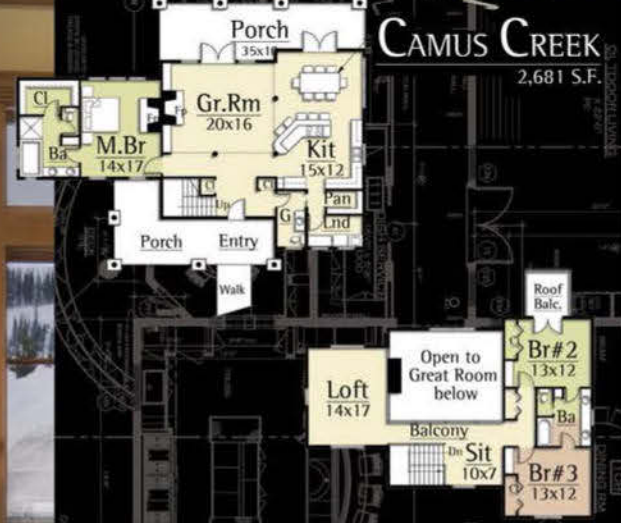


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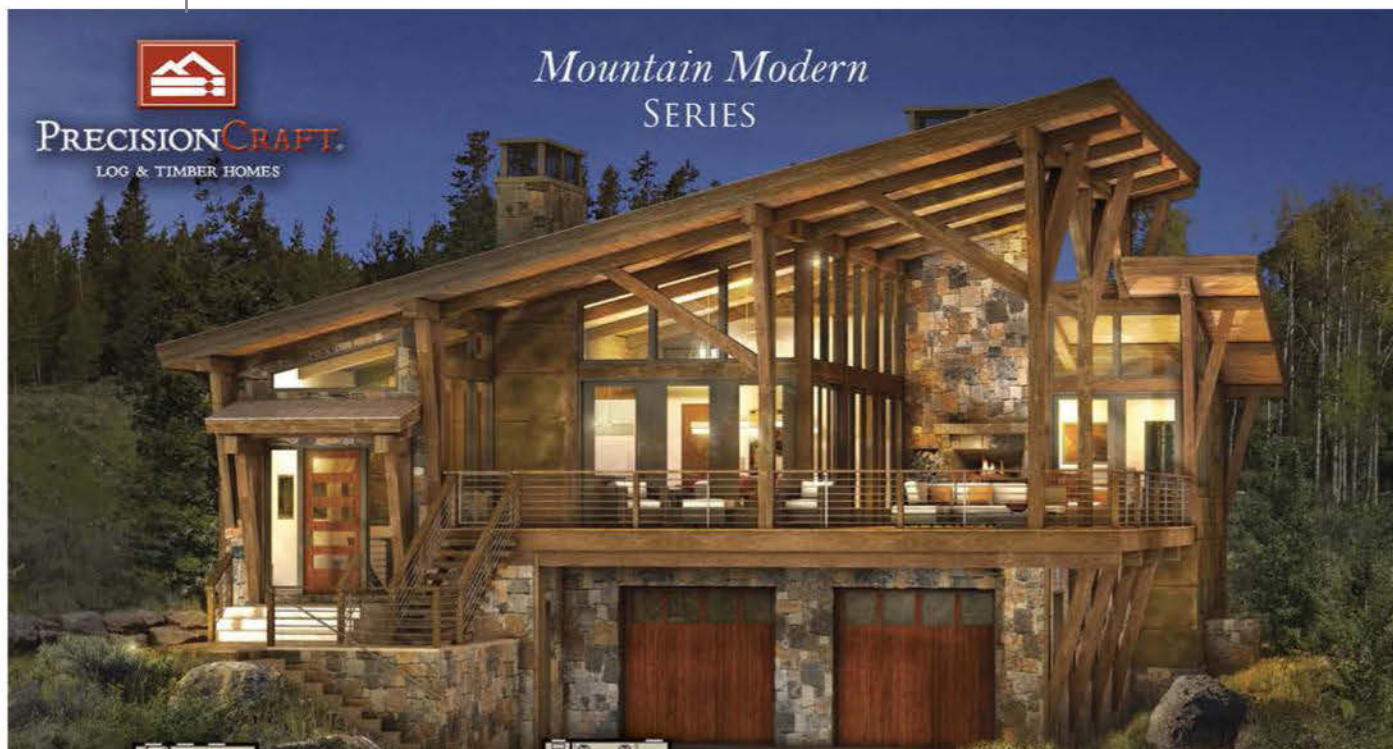
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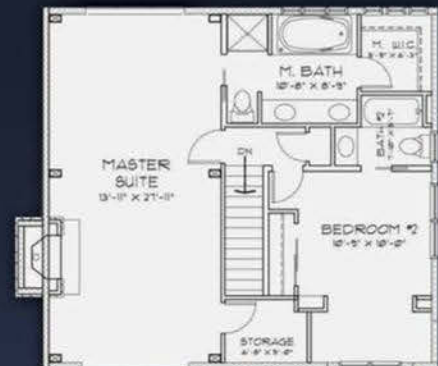


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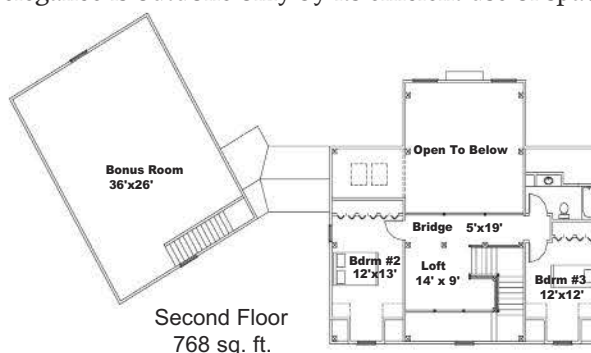
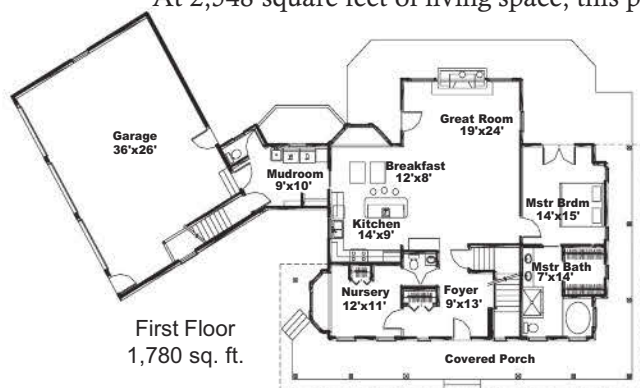
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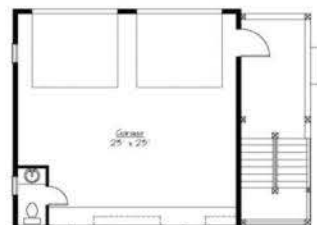
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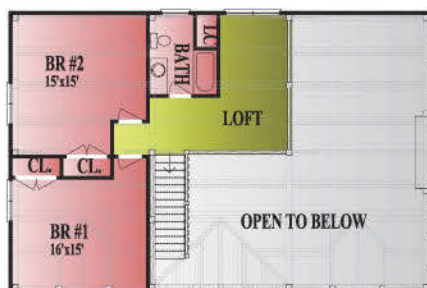
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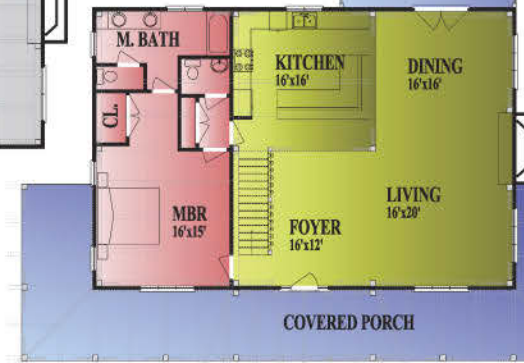
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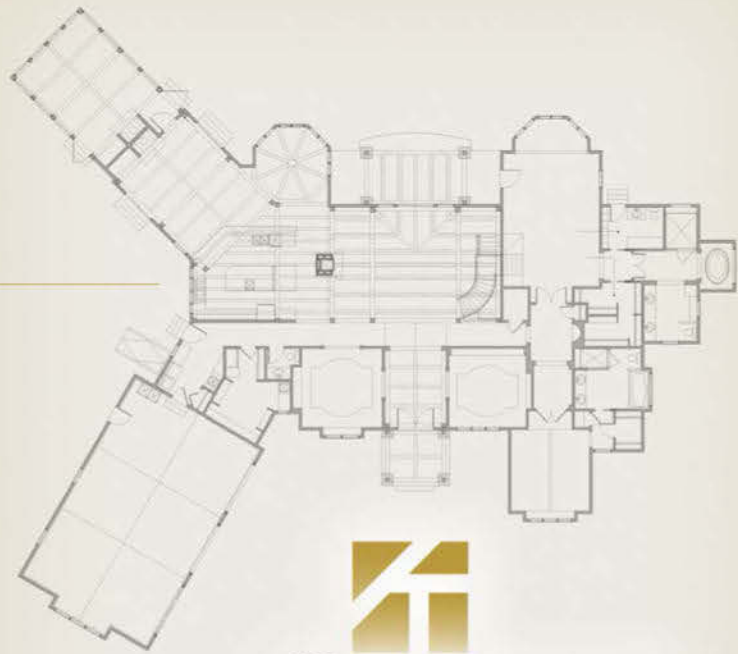
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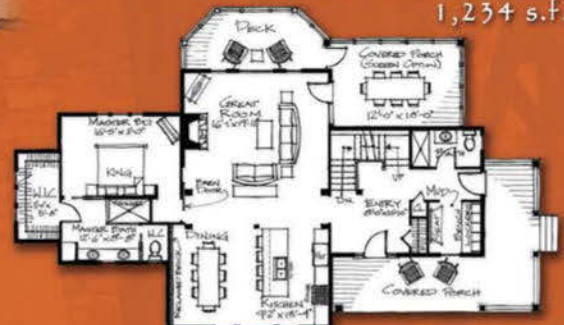
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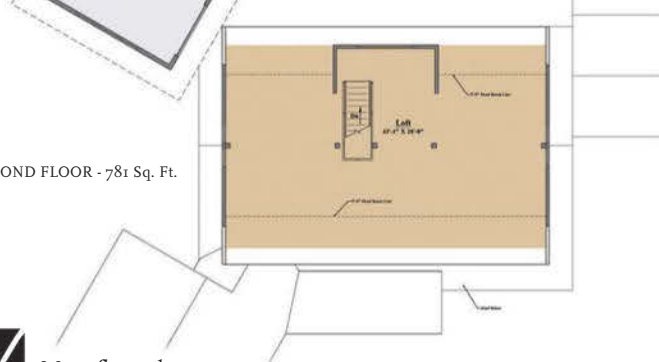
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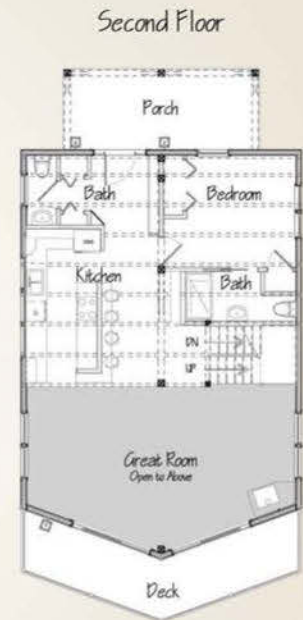
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OUTWARD BOUND

WE'VE ALL HEARD THE SAYING that beauty is more than skin deep, and in the case of the Hale house (featured on the cover of this issue), the sentiment couldn't be more true. Take one look inside, and you'll find yourself greeted by 5,000 square feet of living space, including three bedrooms, an office, a home gym and a game room. And perhaps the most striking feature? The views to the great — and we do mean *great* — outdoors. "I always think of the internal views," says Reid Smith, architect on the project.

Other outdoor features include ample decks and porches, including one sitting space with its own hearth and a spacious cooking area for entertaining family and guests.



Karl Neumann photos



By Ty Allen, AIA

Site-Based HOME DESIGN

It has been said that the land teaches us how to design, and build.

This holds true as we consider that each building site is unique in its characteristics. How a home “sees” and will be seen, the events of arriving and departing, the exposure profile (both solar and wind), topography and terrain, natural features (lakes, gorges, geological, and the like) are all important influencers in the design of a home.

These considerations not only apply to the location and orientation of the house on a particular piece of property, but – of equal importance – is how they influence the way we approach the boundary between interior and exterior (think windows, porches, and transitional spaces such as screened porches). And, how we think internal and external spaces are arranged relative to a site’s inherent dynamics.

Throughout the design process we are creating boundaries between living spaces and the great outdoors. The connection between the interior and exterior spaces of the home can blur this boundary as much or as little as a homeowner desires. The design can embrace nature with outdoor kitchens, expansive porches, operable walls and windows. Conversely it can define and enhance the separation between ‘inside’ and ‘outside’ for a greater feeling of shelter when desired.

The organization of spaces within the home, as they relate to the site, can provide opportunities to take full advantage of the location. For example, some spaces, like the main living core of the house (kitchen, dining, living), often call for higher levels of natural light. This typically leads to locating these rooms to the south and the east of the site. By contrast, utility spaces, such as mudrooms, laundry rooms, and storage would usually be positioned away from the best views and exposure.

“In many ways a home is designed both from the outside in and the inside out.”

At times, we may find that there is conflict as spaces compete for the prime spots on the site. It could be that the best location for the garage (and subsequently the spaces that fall along the progression from this family entry - mudroom, to pantry, to kitchen, to great room) doesn’t lend itself to optimal placement of the kitchen and related living spaces. Or, perhaps it would claim the best views. Balancing these in a way where compromise leads to creative solutions, is where good design happens, and is in large part what we love about site-based design.

While design is always a series of compromises, it is also a series of dominoes that fall as we make choices which will lead to the best living experience for the home’s occupants.



- Exposure to sun and wind play a role equivalent to the site’s natural features
- Consider viewshed: what does the house overlook and is that view static or dynamic?
- Bring the outside in and the inside out, where appropriate
- Constraints within the site leads to creative design solutions



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